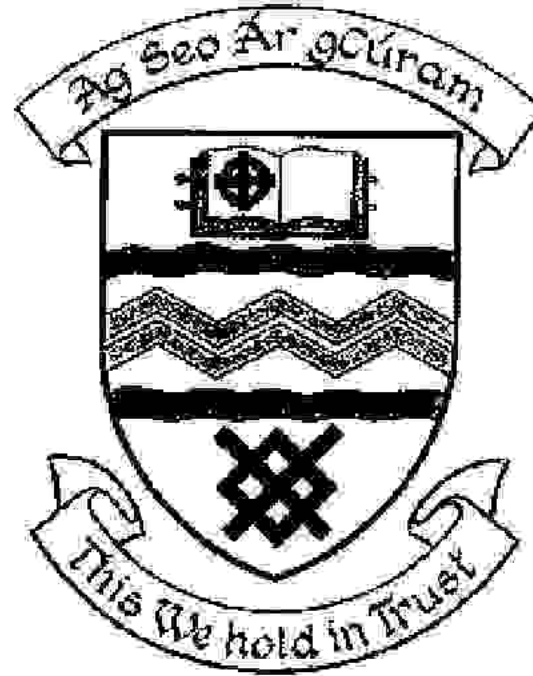


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0093	
1. Location	Site No. 9, Housing Development at Esker, Lucan, Co. Dublin.			
2. Development	Dwelling house.			
3. Date of Application	25/02/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Mr. Chris McAuley, Address: 14 Dromheath Grove, Ladyswell, Mulhuddart,			
5. Applicant	Name: Mr. Chris McAuley, Address: 14 Dromheath Grove, Ladyswell, Mulhuddart, Dublin 15.			
6. Decision	O.C.M. No. 0736 Date 23/04/97	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1112 Date 10/06/97	Effect AP GRANT PERMISSION		
8. Appeal Lodged				
9. Appeal Decision				
10. Material Contravention				
11. Enforcement	0	Compensation	0	Purchase Notice
12. Revocation or Amendment				
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal		
14. Registrar Date Receipt No.		

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Mr. Chris McAuley,
 14 Dromheath Grove,
 Ladyswell,
 Mulhuddart,
 Dublin 15.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0736	Date of Decision 23/04/97
Register Reference S97A/0093	Date 25th February 1997

Applicant Mr. Chris McAuley,

Development Dwelling house.

Location Site No. 9, Housing Development at Esker, Lucan,
 Co. Dublin.

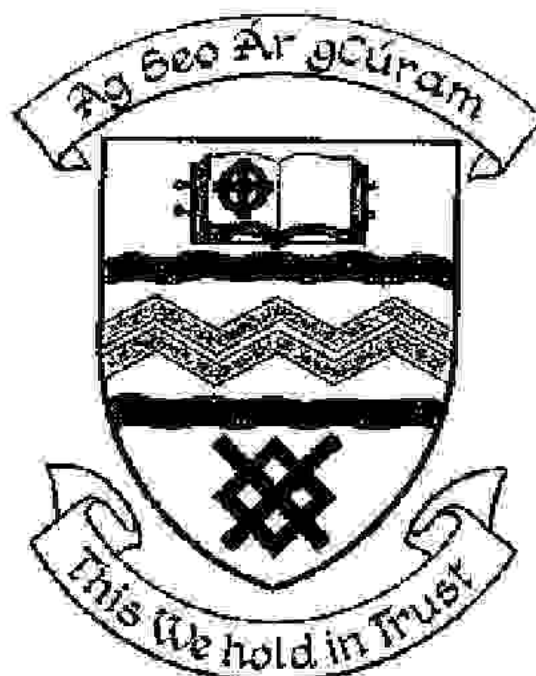
Floor Area 124.760 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
 subject to the following ¹⁵(14) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Finishes to the front elevation shall be brick to the ground floor and either smooth or nap plaster or dry dash at first floor level.
REASON:
In the interest of maintaining consistency in finishes on the front elevations of the dwellings in this part of the development having regard to the fact that the dwellings in this part of the development overlook open space.
- 3 Boundary treatment to the site shall be as follows:
 - (a) Forward of the front building line shall comprise walls plastered or dashed and capped and not exceeding 1.2 metres in height;
 - (b) Rear of the front building line shall comprise walls 01.8 metres in height. Capped and rendered.**REASON:**
In the interests of the proper planning and development of the area.
- 4 Roof tiles shall be blue-black in colour.
REASON:
In the interest of visual amenity.
- 5 Prior to the first occupation of the dwelling, front, side and rear gardens areas shall be provided with sufficient top soil to allow grass and other vegetation to grow. Garden areas shall be levelled, graded and planted.
REASON:
In the interests of residential and visual amenity.

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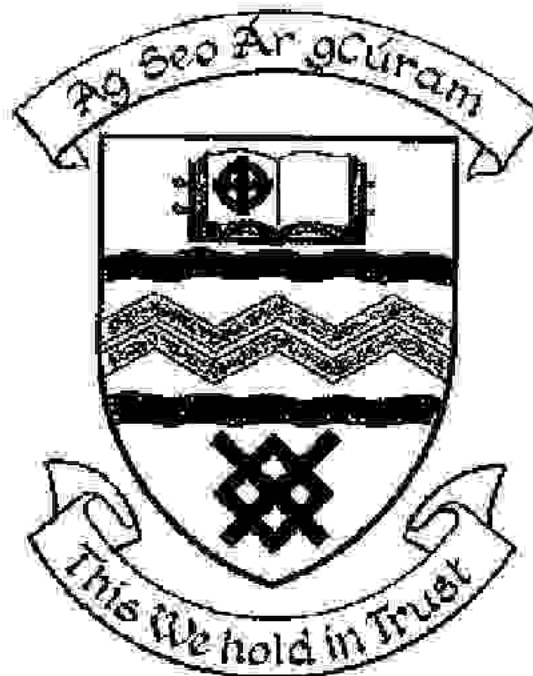
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- 6 The dwelling shall be constructed on a building line in keeping with the existing dwelling to the east of the application site.
REASON:
In the interests of the proper planning and development of the area.
- 7 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 10 That the proposed dwelling be not occupied until all the services have been connected thereto and are operational, including foul and surface water drainage systems which shall be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.
- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

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In order to comply with the Sanitary Services Acts, 1878-1964.

- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 13 Details of vehicular access to the site, including construction and dishing and ramping of the footpath shall be to the satisfaction of the Planning Authority.

REASON:

In the interests of the proper planning and development of the area.

- 14 All bathrooms, utility room and landing windows shall be fitted with obscure glass. Where openings are provided they shall be of the high level type only.

REASON:

In the interests of the proper planning and development of the area.

- 15 A distance of at least 1.15 metres shall be maintained between the side walls of the dwelling and the side boundary walls of the site.

REASON:

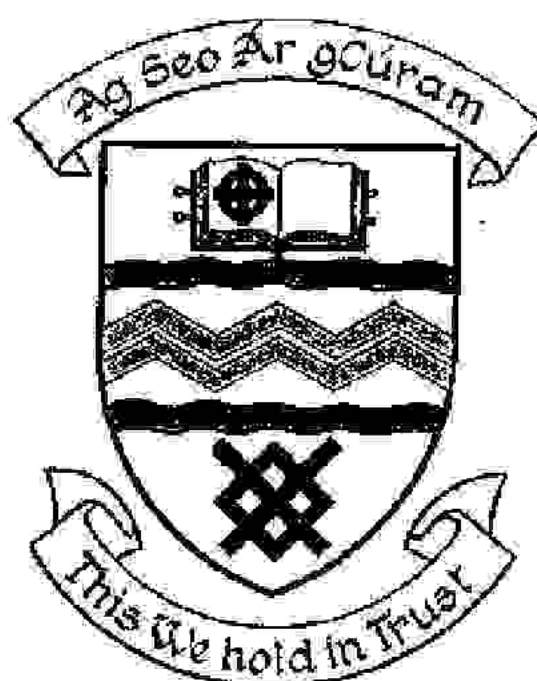
In the interests of a proper planning and development and to comply with the requirements of the Dublin County Development Plan 1993.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

..... June 1997
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision order Number 0736	Date of Decision 23/04/97
Register Reference S97A/0093	Date 25th February 1997

Applicant Mr. Chris McAuley,
Development Dwelling house.
Location Site No. 9, Housing Development at Esker, Lucan,
Co. Dublin.
Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

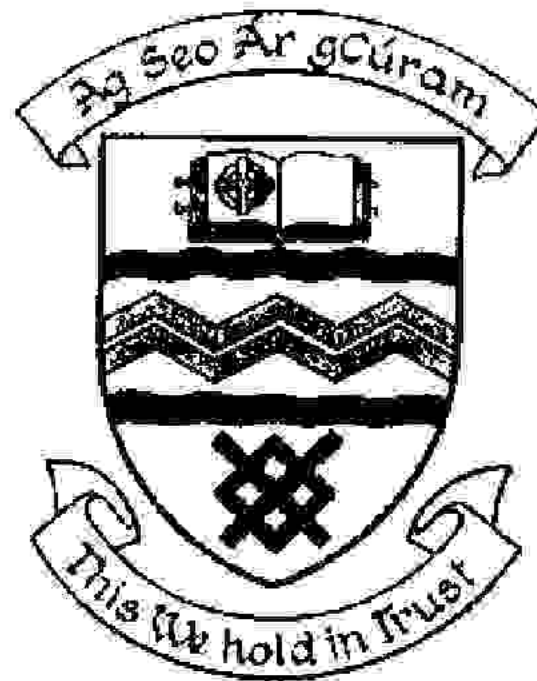
..... 23/04/97
for SENIOR ADMINISTRATIVE OFFICER

Mr. Chris McAuley,
14 Dromheath Grove,
Ladyswell,
Mulhuddart,
Dublin 15.

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including foul and surface water drainage systems which shall be to the satisfaction of the Planning Authority.

REASON:

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